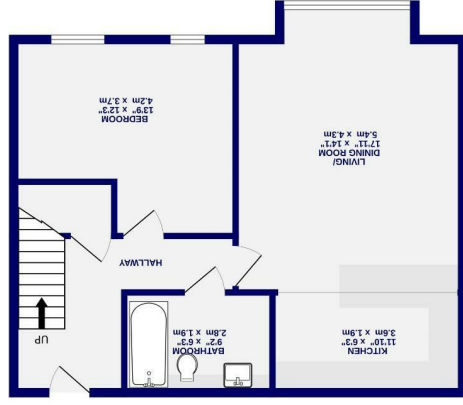


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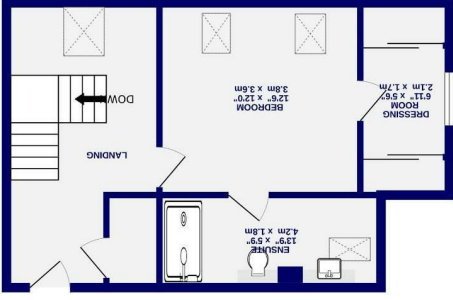
Burton Croft Burton Stone Lane, YO30 6FG

Leasehold
Council Tax Band - D

- Stunning Apartment arranged over two floors
- Two Double Bedrooms
- Two Bathrooms
- Sought After Residential Area
- Allocated Parking
- No Onward Chain
- Immaculate Condition
- EPC C



3RD FLOOR
630 sq. ft. (58.5 sq. m.) approx.



4TH FLOOR
461 sq. ft. (42.8 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the location of the boundaries of rooms and any other areas and measurements, it is not possible to guarantee the accuracy of the measurements. The measurements shown are for information only and should not be used for any purpose. The measurements shown are for information only and should not be used for any purpose. The measurements shown are for information only and should not be used for any purpose. The measurements shown are for information only and should not be used for any purpose.



Burton Croft
Burton Stone Lane, York
YO30 6FG

£300,000



This deceptively spacious two bed, 2 bath, duplex apartment offers approximately 1091 sq ft and forms part of the well-established Burton Croft set within the sought-after area of Clifton, just off Burton Stone Lane. Having previously been a successful rental property, the apartment presents an excellent opportunity for investors and can be offered with tenants in place or with vacant possession, with the added advantage of no onward chain.

The property enjoys a highly convenient position with a range of amenities close by, including shops and services on Burton Stone Lane and Bootham, while York city centre, York Hospital and York Railway Station are all within easy reach.

Accessed via a secure communal entrance, the apartment is arranged over two levels. The lower floor opens into a spacious entrance hall which leads through to a bright open-plan kitchen diner. A large window allows natural light to pour into the room, creating a welcoming and airy space. The kitchen is fitted with a range of Shaker-style wall and base units, providing ample storage and worktop space, along with room for freestanding appliances. The living/dining area comfortably accommodates a range of furniture and is complemented by a breakfast bar, ideal for more informal dining. This level also offers a modern three-piece bathroom and the first of two well-proportioned double bedrooms.

Stairs lead to the upper level where a generous landing provides additional flexibility and could easily be used as a study area. The principal bedroom is also located on this floor and is a particularly spacious room, benefitting from a walk-in wardrobe and a contemporary three-piece ensuite shower room.

Rare to find so close to the city centre, the property also benefits from an allocated parking space and access to communal gardens. Offered with no onward chain, early viewing is highly recommended.

